

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

713/673-683 LA TROBE STREET DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

103/1 MARMION PLACE DOCKLANDS VIC 3008	\$335,000	25-Jul-23
810/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$350,000	07-Jul-23
2006/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$375,000	02-Jun-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 February 2024



**103/1 MARMION PLACE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$335,000** Sold Date **25-Jul-23**

Distance **0.53km**



**810/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$350,000** Sold Date **07-Jul-23**

Distance **0.53km**



**2006/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$375,000** Sold Date **02-Jun-23**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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